

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION
APRIL 3, 2007**

The regular session of the Auburn City Planning Commission was called to order on April 3, 2007 at 6:53 p.m. by Vice Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Kosla, Smith, Thompson

COMMISSIONERS ABSENT: Worthington, Chrm. Merz

STAFF PRESENT: Reg Murray, Senior Planner; Steve Geiger, Associate Planner; Sue Fraizer, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: APPROVAL OF MINUTES

The minutes of the March 6, 2007 meeting were approved as submitted.

ITEM III: PUBLIC COMMENT

None.

ITEM IV: PUBLIC HEARING ITEMS

A. Variance – 171 Brook Road (Hentschel) – File VA 06-4.

The applicant requests approval of a Variance application to allow a detached carport cover at 171 Brook Road. The proposed carport cover requires the following variances:

- A. A 14 foot front yard setback in lieu of the 20 foot minimum requirement.
- B. A four (4) foot side yard setback in lieu of the 5 foot minimum requirement.
- C. A five (5) foot separation distance from the existing residence in lieu of the ten (10) foot minimum required.

Planner Geiger gave the staff report. He showed the location of the proposed carport. This would require a variance for reduced front and side yard setbacks, as well as a variance from the typical 10' separation from the residence. The new carport cover would be 20' x 22' in size, and 12' high.

The design, colors and materials of the new carport will be substantially the same as the existing carport on the eastern portion of the property. Staff believes that special circumstances apply to this property due to its' triangular shape, the location of the residence, and that meeting the required setbacks is difficult. Staff has received a letter from the neighbor to the north who is in favor of the project. Staff recommends approval of this variance request.

The applicant, Keith Hentschel, 171 Brook Road, passed pictures to the Commission of the footings and slab that are in place on his property. The reason for the variance request is to build the carport large enough to allow room for two cars to be parked there. He noted that the back of the structure will be enclosed, with an additional enclosure inside the structure for storage.

Comm. Thompson **MOVED** to:

Adopt Resolution No. 07-6 to approve a variance application to allow a detached carport cover at 171 Brook Road (File # VA 06-4), requesting variances from items A-C as presented in the staff report.

Comm. Kosla **SECONDED**.

AYES: Kosla, Smith, Thompson
NOES: None
ABSTAIN: None
ABSENT: Worthington, Chrm. Merz

The motion was approved.

ITEM V: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
Planner Murray reported that at the City Council meeting on April 2, 2007, the Council reviewed the Blueprint plan, the Housing Element and the Consensus Memo regarding the Sign Ordinance.
- B. Future Planning Commission Meetings
There will be a Planning Commission meeting on April 17, 2007.
- C. Reports
None.

ITEM VI: PLANNING COMMISSION REPORTS

None.

ITEM VII: FUTURE PLANNING COMMISSION AGENDA ITEMS

None.

ITEM VIII: ADJOURNMENT

The meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant